

Property Address:
338 Turnpike Road
Westborough, MA 01581

BK23724PG027

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WARRANTY DEED

36976

WARRANTY DEED made the 16th day of January, 2001, between SAM'S REAL ESTATE BUSINESS TRUST, a Delaware business trust with a mailing address of: 702 S.W. 8th Street, Bentonville, Arkansas 72716, (hereinafter referred to as "Grantor"), and WAL-MART REALTY COMPANY, INC., a corporation organized and existing under the laws of the state of Arkansas, with offices in the county of Benton, State of Arkansas (hereinafter referred to as "Grantee"),

WITNESSETH:

That Grantor, for and in consideration of the sum of Nine Million and no/100 dollars (\$9,000,000.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land, containing 28.1097 acres, more or less, situated, lying, and being in the City of Westborough, County of Worcester, State of Massachusetts, as more particularly described on Exhibit A attached hereto and made a part hereof;

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And said Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming under Grantor, but none other, subject to the easements, encumbrances, restrictions, and other matters of record and the conditions and restrictions as stated herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by Anthony L. Fuller, its Vice President and caused its corporate seal attested by its Assistant Secretary to be hereto affixed.

(CORPORATE SEAL)

ATTEST:

By: Latriece Watkins
Assistant Secretary

SAM'S REAL ESTATE BUSINESS TRUST

BY: Anthony L. Fuller
Its: Vice President

STATE OF ARKANSAS)
COUNTY OF BENTON) ss

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DEEDS 20
WORCESTER

In the State of Arkansas, County of Benton, on this 19th day of March, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anthony L. Fuller, to me personally known, who being by me duly sworn did say that he is the Vice President of the Grantor corporation in the foregoing deed, and that the seal thereto affixed is the corporate seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Anthony L. Fuller acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Laurie G. Miller
Laurie Miller
Notary Public

"NOTARY SEAL"
Laurie G. Miller, Notary Public
Benton County, State of Arkansas
My Commission Expires 6/15/2010

Please return recorded deed to: Romona West
Dept. 9381
2001 S.E. 10th Street
Bentonville, AR 72716-0550

Mail Tax Statements to: Wal-Mart Realty Company, Inc., Store # 6340
702 S.W. 8th Street Tax Dept. 8013
Bentonville, AR 72716-8013

Exhibit A**6340 Westborough, MA**

Description of land in the commonwealth of Massachusetts, County of Worcester. Town of Westboro, on the Southerly side of Route 9 & the Westerly sideline of Otis Street bounded & described as follows:

Beginning at a point on the Westerly sideline of Otis Street: said point being the most easterly corner of land now or formerly of Micro Corporation.

Thence S 34° 44' 52" E along the Westerly sideline of Otis Street, a distance of 262.88 feet to a concrete bound at land now or formerly of Kaprelian;

Thence along land now or formerly of Kaprelian, the following two (2) courses;

S 66° 55' 06" W, a distance of 491.72 feet to an iron pipe;

And S 23° 03' 20" E, a distance of 225.23 feet to an iron pipe at land now or formerly Berberian;

Thence along land now or formerly of Berberian, the following three (3) courses;

S 66° 55' 14" W, a distance of 374.90 feet to a point;

S 67° 41' 58" W, a distance of 814.03 feet to a point;

And S 69° 00' 26" W, a distance of 84.44 feet to an iron pipe in a stone all at land now or formerly of Erickson;

Thence N 22° 12' 13" W along land now or formerly of Erickson, a distance of 635.24 feet to an iron pipe at land now or formerly of Kaprelian;

Thence along land now or formerly of Kaprelian, the following two (2) courses;

N 86° 49' 30" E, a distance of 500.00 feet to a concrete bound;

And N 05° 16' 58" W through the southerly sideline of the former worcester turnpike, a distance of 852.21 feet to a point on the southerly sideline of the 1930 state highway layout;

Thence along the southerly sideline of the 1930 state highway layout, the following two (2) courses;

In an easterly direction by a curve to the left having a radius 2860.00 feet, an arc distance of 255.14 feet to a point of tangency;

And N 86° 07' 42" E, a distance of 304.03 feet to a point at land now or formerly of Westboro Company;

Thence along land now or formerly of Westboro Company, the following four (4) courses;

S 01° 50' 08" E, a distance of 271.53 feet to a point;

S 49° 01' 51" E, a distance of 125.00 feet to a point;

S 28° 01' 51" E, a distance of 35.14 feet to a point;

And N 60° 07' 14" E, a distance of 48.65 feet to a point at land now or formerly of Micro Corp;

Thence along land now or formerly of Micro Corp., the following four (4) courses;

S 23° 16' 58" E, a distance of 120.50 feet to a point;

N 78° 58' 25" E, a distance of 69.47 feet to a point;

S 74° 02' 48" E, a distance of 208.50 feet to a point;

And N 54° 04' 23" E. a distance of 215.00 feet to the point of beginning.

The above-described parcel contains 28.1097 acres, more or less.

ATTEST: WORC. Anthony J. Vigliotti, Register